

**Minutes of the Parish Council meeting held at 7pm on Tuesday 17<sup>th</sup> February 2009 at Queens Hills Primary School & Nursery, Solario Road, Costessey at which the following were present:-**

**Mr W Dinneen – Chairman**

**Mr J Amis – Vice Chairman    Mr P Cockaday    Mr R Piesse    Mrs L Glover    Mr J Denby  
Miss M Doggett    Mr G Watt    Mrs D Bates    Mr A Bedford    Mr A Todd    Mr T East  
Mr R Jackson – Parish Clerk    Miss A Starkings – Assistant Clerk  
Mr T Edmunds and Mr M Tracy – Norfolk County Council Planning & Transportation Dept  
Mr P Whitham and Mr G Hancox – South Norfolk Council Planning Dept  
Mr T Cooke – Senior Housing Officer  
Mr K Mitchell – South Norfolk Council Strategic Housing Dept  
Approximately 100 members of the public including Mr A Walker – Chairman of the Queens Hills Residents Group and several members of the Committee.**

**APOLOGIES**

**49/09:** Apologies were accepted from Mr B Mackie, Mrs V Bell, Mr R Smith and Mr S Watt.

**DECLARATIONS OF INTEREST**

**50/09:** Mr J Denby, Mr T East and Mr G Watt declared a non-pecuniary interest in the planning applications as they are, or may be, members of the South Norfolk Council Planning Committee. They made it clear, that although a view may be taken by this Council, they remain open to further information or views, which might be presented at the SN Planning Meeting.

**ISSUES RELATING TO THE QUEENS HILLS DEVELOPMENT**

**51/09:** The meeting was disappointed to learn that representatives of Cofton Ltd, who were due to form part of the panel, had notified the Parish Clerk late this afternoon that they were unable to attend the meeting.

**52/09:** Queens Hills Residents Group had submitted a list of questions for the panel which were posed by their Chairman, Mr Andrew Walker. Other members of the audience asked subsidiary questions or posed questions of their own. The questions raised and responses given are as listed below. Cofton Ltd had prior notification of the Residents Associations questions and had given written responses as reproduced in italics after each question. The meeting was advised of these responses as each question was raised.

**53/09: Road adoption** The Queen's Hills Community Group would like to initiate the first phase of adoption of the road from the Semex roundabout to the Central Queen's Hills roundabout. Would the panel inform us of the steps that need to be taken in order for this to happen, and advise how the Queen's Hills Community Group can work in partnership with the Parish Council to make sure this happens as a matter of urgency?

*The S38 agreement is awaiting signature by Cofton Norwich Ltd.*

The severity of the speed bumps on the roads was of particular concern. Mr M Tracy assured residents that the speed bumps would have to be removed before the County Council would formally adopt the road although the County Council may consider installing speed management of the road if they felt it necessary and appropriate. He was pleased to hear Cofton Ltd was close to signing the Section 38 which was needed in order for the adoption process to begin. Norfolk County Council would ensure that the road met all their criteria and standards before

formally adopting the road.

**54/09: Services** The things that turn a building site into a lived in space such as play areas, post boxes, litter bins, dog bins, Parish Council noticeboards, bus shelters, and safely finished pavements. Who is responsible for each of these? How can the Parish Council and associated agencies work together with us, to ensure these services are provided in a prompt and timely fashion? What is a reasonable timescale to expect each of these things?

*Play areas- initial designs are with SNDC; post boxes- this is the Royal Mail's responsibility; litter bins/dog bins- these are being provided as part of the Country Park which is currently being laid out; notice boards- 2 locations have been offered to the Parish Council; bus shelters- the need/provision of these is reviewed quarterly at meetings with the authorities including the bus operators; pavements are timed to be constructed once all services are laid.*

The Parish Council had agreed the purchase of a noticeboard for Queens Hills which will go on the corner of the grass area opposite the road to the school.

The individual developers are responsible for the street lighting at present and need to be lobbied to either provide it or where it is provided, switch it on. When roads are adopted it is usual for the street lighting to also be handed over to the local authorities.

Mr P Whitham said SN Planning Dept would pressure Cofton Ltd to provide the play areas. The number of houses to be built and occupied before the first play area is provided had been exceeded. South Norfolk understands the target for having the first play area installed is Easter 2009. He said penalties could be imposed but South Norfolk preferred to negotiate initially and only pursue penalties as a last resort.

**55/09: Litter** The Queen's Hills Community Group have been made aware that McDonalds are applying for an extension of opening hours to make it possible for them to open 24 hours a day. We are concerned about the knock-on effects on our community, not least in terms of associated litter and potential anti-social behaviour.

As responsible retailers, do local businesses have a responsibility to the community for litter management, as they would be expected to have in a more centrally sited outlet?

*Litter - this is a matter for SNDC and The retail operators*

Mr Cooke explained the requirement on food outlets to keep the areas within 100m of their premises clear of litter and that McDonalds were signed up to a national agreement. He also explained the littering was often associated with litter being thrown from vehicles as the vehicle occupants were nearing their homes. South Norfolk Council has an Environmental Crime Team who will investigate littering and will follow up any information sent to them concerning suspected offenders.

**56/09: Lorries parking in Alex Moorhouse Way** This is the sole access route into and out of Queen's Hills. There have been a number of near misses and dangerous driving incidents along this stretch of road. The emergency vehicles emerging from the Ambulance Depot are frequently put at risk from oncoming traffic, forced to drive on the wrong side of the road because of lorries and trailers inappropriately parked.

As a matter of urgency, can we request that measures are introduced to prevent this and avoid a serious accident?

*Lorries parking is down to Norfolk .County Council issuing further Traffic Regulations*

Mr T Edmunds reported already being in the process of creating a clearway for this section of the road following complaints from the ambulance service that have a station on this road. If a

clearway does not resolve the issue then Mr Edmunds said he will consider what other measures might be introduced.

**57/09: Community Centre location** The residents of Queen's Hills are confused as to the official position regarding the construction timescale and siting of the Community Centre, as a result of misleading verbal and written communications from the Parish Council, Cofton and individual developers. Can you clarify the current position?

*We were granted a variation to our master plan to locate the Community Centre adjacent to the recreational area. However, after spending 28k on 2 planning applications (in addition to design costs), we are no further forward, as both locations, whilst in accordance with the variation, are now found to be unacceptable. We are happy to discuss alternative more central locations but, understandably, we are not prepared to incur anymore costs until the new location is agreed with ALL parties/stakeholders.*

The Parish Clerk expressed disappointment if the residents remained confused about the Parish Councils view on this matter. The Parish Council had since a meeting in 2001 clearly stated that, given that the approximately £500,000 available and the fact that this would not be sufficient to fund both a Community Centre and a Sports Pavilion, the best way forward was to use the money to fund a single building adjacent to the proposed playing fields off Ringland Lane. However, some residents spoke of their desire to have a community facility in the centre of the development as originally in the Master Plan. After some discussion of the options it was agreed that Mr P Whitham should approach Cofton to ascertain what alternative sites might still be available and then arrange a joint meeting between representatives of the Residents, the Parish Council, the Planning Dept and Cofton Ltd to try to resolve a way forward.

**58/09: Bus services** What is the current position on the through service? What plans exist for extension within Queen's Hills and then onto Ringland Lane? When are these services expected to begin?

*We understand that the 2 bus operators will not extend their service through the site until more occupations are achieved. This is also reviewed quarterly.*

It was pointed out that bus companies do not usually operate on unadopted roads. They also have to make sure that any routes they adopt will be commercially viable. We are therefore very much in the hands of the Operators as to what services are provided but continue to lobby for them to route through Costessey when the bus lane is complete.

**59/09: What is your vision for Queen's Hills?**

*Coftons vision for this site was essentially laid out in the master plan we provided which SNDC subsequently approved. The Parish Council said it hoped Queens Hills would become an integrated part of Costessey. The Planners hoped it would in essence follow the master plan.*

**60/09: Illegal Encampment of Travellers off Sir Alfred Munnings Way.** Mr T Cooke said that the particular family who were currently camping on land off Sir Alfred Munnings Way had a history of this in Costessey and had been on nine different sites in recent months. Where they are at present belongs to two different landowners and it is the landowners responsibility to deal with this matter and it is understood their legal advisers are currently dealing with the matter. With regard to the litter left from the encampment on the other side of the road a few weeks ago it is understood this is to be dealt with shortly.

**61/09: Affordable Housing.** Mr K Mitchell outlined the proposals for affordable housing on the site. He said that originally, because of infrastructure costs, South Norfolk had only specified 5% affordable housing. However, the current economic situation meant they had been approached by some developers about some of their build being affordable housing and this was being taken up. The affordable housing is likely to be on a range of tenures and will be developed through the site.

**62/09:** In conclusion, most of the problems raised can be resolved when the roads are adopted. Everyone present felt it was extremely regrettable that Cofton Ltd had not been represented.

### **Planning applications for consideration**

**63/09:** Council RESOLVED to comment on planning applications for consideration as follows:

- ◆ **6682 – Tandarra, Townhouse Rd** – New 2-storey dwelling. Refuse. Backland development. Loss of neighbour amenity.
- ◆ **6683 – 24 Upper Stafford Av** – Change of use of garage to single dwelling. Refuse. Loss of neighbour amenity. Backland development. Undesirable precedent.
- ◆ **6684 - 9 Longdell Hills** – Double storey rear extension. Approve subject to no neighbour objections
- ◆ **6685 – 14 Breckland Rd** – Lounge extension. Approve subject to no neighbour objections.
- ◆ **6686 – 46 Crown Rd** – Side extension & erection of rear dormer to facilitate loft conversion (revised proposal with increased ridge height & insertion of 2 roof lights for front elevation) Approve subject to no neighbour objections
- ◆ **6687 – 104 Norwich Rd** – Revised application for proposed rear extension & associated works & proposed rear garage. Approve subject to there being no loss of amenity to the neighbours and no neighbour objections.
- ◆ **6688 – Costessey high School, Middletons Crescent** – Detached building to house 2 class bases, 2 IT suites, SRB unit, associated toilets, Staff Room, offices and car parking. Approve.
- ◆ **6689 – 172 Gunton Lane** – Extension to rear comprising dinging room and kitchen. Approve subject to no neighbour objections
- ◆ **6690 – Kimberley Farm. 136 West End** – Internal alterations & 2 rear dormers – amended design. Approve subject to the approval of the Conservation Officer.
- ◆ **6691 – A1, Alex Moorhouse Way** – 1 double sided pole sign internally illuminated. – Approve subject to the lighting meeting current environmental standards.
- ◆ **6692 – 8 The Drive** – Deferred to the next meeting
- ◆ **6693 – Land adj Longwater Lane & East Hills** – Construction of water treatment works. Approve

### **Finance & Staffing Matters**

**64/09: Accounts for January 2009.** RESOLVED to approve the accounts in the balance sum of £883.82.

**65/09:** RESOLVED to defer the remainder of the agenda until the next meeting.

The meeting closed at 9.35pm.